

will not make any alterations or major repairs to the premises without the consent of the lessor. The lessees shall make good all breakage of glass and all other injuries done to the premises during his tenancy excepting such as are produced by natural decay and unavoidable accident. The lessees agree that the building is in sound shape at the present time and further agree that the lessor shall not be liable for any damages caused by defects in the walls or roof or by failure to repair same unless the lessees have given notice in writing to the lessor of such defect and need for repair and the lessor shall have had a reasonable time to make same. The lessees shall have the right to erect reasonable signs on the exterior of the building advertising their business but agree that they will put no sign or signs upon the roof of the building without the express consent of the lessor in writing.

The lessees agree that they will save harmless and indemnify the lessor from and against any and all liability or expenses that may be incurred by reason of any accident growing out of the use, misuse or abuse of the building or from any neglect in the use of coal holes or covers or in removing snow and ice from sidewalks and from the roof of the building.

In the event of damage or destruction of the premises by fire or other casualty the lessor agrees to rebuild as promptly as possible and it is mutually agreed that after the fire or other casualty and during the period of rebuilding until same is completely ready for occupancy again, the rent will abate in proportion to that part of the premises which is rendered not fit for occupancy by reason of fire or other casualty.

It is further agreed by the lessees that they will not transfer, assign or convey this lease nor will they sublet any portion of the premises leased herein without the written consent of the lessor.

IN WITNESS WHEREOF, said parties have hereunto set their hands and affixed their seals this 1st day of December, A.D., 1947.